



GSA Pacific Rim Region

MEMORANDUM FOR FEDERAL AGENCIES

FROM:

Clark Van Epps
CLARK VAN EPPS
DIRECTOR

REAL PROPERTY UTILIZATION & DISPOSAL

SUBJECT: Notice of Availability of Excess Real Property
Houston Road Land Sale
GSA Control No. 9-I -AZ-854-AA

The real property described on the attached sheets is excess and is hereby offered to other Federal Agencies for possible utilization pursuant to provisions contained in the "Property Act" (40 U.S.C. 101) and in accordance with procedures established by the Federal Management Regulations 41 (CFR 102-75).

The purpose of this notice is to determine whether there is any further Federal Government need for this property. If there is not, the property will be determined surplus to the needs of the Federal Government and disposed of under existing laws and regulations.

You are requested to advise this office no later than thirty (30) days after the date of this letter in the event your agency is interested in acquiring this property. Please send letters of interest to:

General Services Administration
ATTN: Chelsey Gross, Realty Specialist
Property Disposal Division (9PZ)
450 Golden Gate Avenue 4th Floor-East
San Francisco, CA 94102-3434
(415) 522-3331 Fax: 415-522-3213
chelsey.gross@gsa.gov

Attachments

NOTICE OF AVAILABILITY OF EXCESS REAL PROPERTY

- 1. GSA Control Number:** 9-I-AZ-854-AA
- 2. Property Identification:** Houston Road Land Sale
- 3. Property Location:** The property is located at the west side of Ironwood Road at its intersection with Houston Road, in the city of Apache Junction, Pinal County, in the state of Arizona. The subject site consists of an irregular shaped land parcel, containing 5.89 acres, located on the west side of the original alignment of Ironwood Road, one half mile south of Baseline Road.
- 4. Name of Holding Agency:** Bureau of Reclamation
6150 West Thunderbird Road
Glendale, AZ 85072-2025
- 5. Custodian:** Bureau of Reclamation
6150 West Thunderbird Road
Glendale, AZ 85072-2025
(623) 773-6247
- 6. Land Data:** 256, 378 s.f. or 5.89 acres of vacant land
- 7. Holding Agency Use:** The parcel was acquired for the operation and maintenance of Aqueduct Reach 2 of the Central Arizona Project.
- 8. Range of Possible Uses:** Expansion of Apache Junction Water Treatment Plant
- 9. Utilities:** Electric utilities are provided by Arizona Public Service. Currently there are no natural gas or water/sewer utilities. Telephone services are provided by Qwest. A system for connection of public utilities to individual use sites in this area has not been established; however a wastewater treatment plant exists on the adjacent site.
- 10. Environmental Data:** Bureau of Reclamation has complied with NEPA. According to Categorical Exclusion Checklist dated, April 24, 2009, the project area is occupied by burrowing owls which are protected under the Federal Migratory Bird Treaty Act. The Level II Survey certifies that no contaminants or the effects of contaminants are present in the project area.

11. Zoning:

The site is zoned GR, General Rural, under the jurisdiction of the City of Apache Junction. This is a low density rural zoning classification, allowing low density residential uses on minimum acre sized lots. This zoning classification is often regarded as a holding classification, subject to change, pending development progression of a particular area.

12. Reimbursement:

Full reimbursement at fair market value is required.

13. Expressed Interest:

Mr. Frank Blanco, Director
Apache Junction Water Company
(480) 982-6030
P.O. Box 4768, Apache Junction AZ

14. Historical Data:

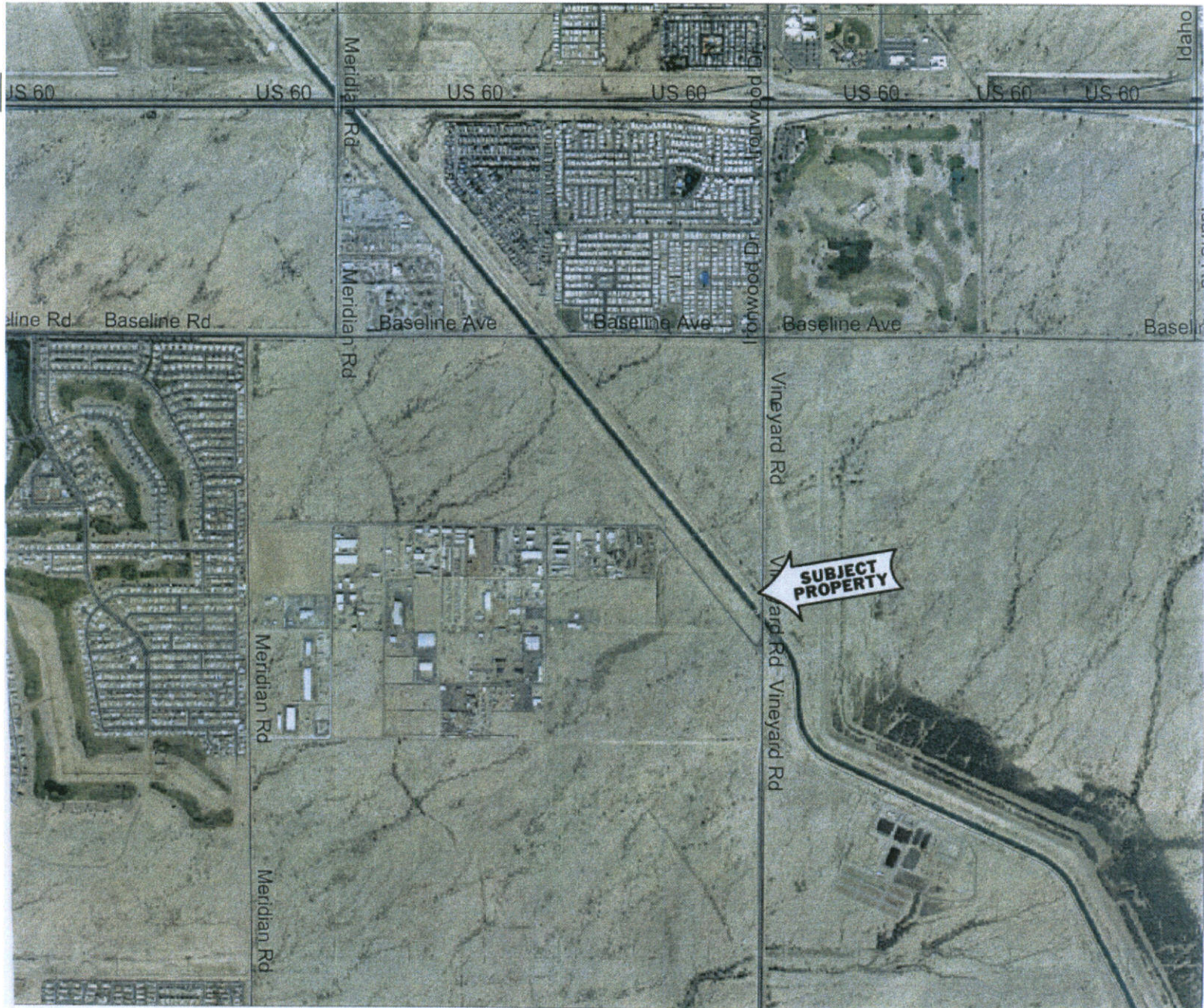
The property has no historic significance and is not registered on the National Register of Historic Places

15. GSA Representative:

Chelsey Gross, Realty Specialist
Phone: (415) 522-3331
Fax: (415) 522-3213
E-mail: chelsey.gross@gsa.gov

Karen Hoover, Realty Specialist
Phone: (415) 522-3428
Fax: (415) 522-3213
E-mail: karen.hoover@gsa.gov

Subject Property Aerial Photo 2008





VIEWS OF THE SUBJECT. PROPERTY, LOOKING NORTHWEST FROM THE
ADJACENT IRONWOOD ROAD OVERPASS, CAP CANAL TO THE LEFT



GROUND LEVEL VIEW OF SUBJECT SITE FROM ORIGINAL
ALIGNMENT FOR IRONWOOD ROAD



VIEW OF THE SUBJECT PROPERTY,
FROM THE IRONWOOD ROAD ALIGNMENT



VIEW OF THE WEST SIDE OF THE SUBJECT PROPERTY,
LOOKING EAST FROM THE WEST SIDE



VIEW LOOKING SOUTH ON THE ORIGINAL IRONWOOD ROAD ALIGNMENT, SUBJECT PROPERTY ON THE RIGHT, NEW IRONWOOD ROAD WITH OVERPASS TO THE RIGHT



VIEW LOOKING NORTH ON THE IRONWOOD ROAD ALIGNMENT, SUBJECT PROPERTY ON THE LEFT